

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0370/F**

Submitted :- 10th May 2005

Development at :-

182 Church Road
Gorleston
Great Yarmouth
Norfolk NR31 6NN

For :-

Relocation of existing
ductwork and refurbish
ductwork

Agent :-

Mr W Woing
27 Stonebridge Road
London
N15 5NY

Applicant :-

Mr S K Lam
182 Church Road
Gorleston
Great Yarmouth NR31 6NN

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than five years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the revised drawings received by the Local Planning Authority on 13 October 2005.

The reason for the condition is :-

For the avoidance of doubt.

3. REASON FOR APPROVAL OF THE APPLICATION :-

In the interests of improving the extraction system for the premises.

Date: 21st October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0661/F**

Submitted :- 26th August 2005

Development at :-

'Elmview'
West Road
West Caister
Great Yarmouth, Norfolk

For :-

Regenerate single storey dwelling to incorporate new first floor accomm & new forty five degree pitched roof.

Agent :-

T Warnes
Hill Cottage
West Caister
Great Yarmouth, Norfolk

Applicant :-

Mr & Mrs Daniels
13 Alexandra Avenue
Great Yarmouth
Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than five years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the revised plan received by the Local Planning Authority on 19th October 2005.

The reason for the condition is :-

For the avoidance of doubt.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 19th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0668/O**

Submitted :- 30th August 2005

Development at :-

Knights Lodge (Plot adjoining)
Ormesby Lane
Filby
Great Yarmouth, Norfolk

For :-

Construction of single storey
detached residential dwelling
with private garage.

Agent :-

Aldreds Chartered Surveyors
Old Bank House, The Street
Acle
Norwich, Norfolk

Applicant :-

Mr & Mrs D Long
c/o Aldreds Chartered Surveyor
Old Bank House
The Street, Acle
Norwich, Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:- a) the expiration of five years from the date of this permission; or b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

The reason for this condition:-

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2. No development whatsoever shall take place until full details of the siting, design, external appearance and landscaping of the development have been submitted to and approved by the Local Planning Authority and the development shall be carried out strictly in accordance with such approved details.

The reason for the condition is:-

Such details have not been submitted as part of this application.

3. The dwelling shall be of single storey construction and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no dormer windows or other openings to the roofspace shall be provided unless otherwise specified in writing by the Local Planning Authority.

The reason for the condition is:-

In the interests of the residential amenities of the occupiers of adjacent residential properties.

4. The details to be submitted in accordance with condition no.2 above shall include the bungalow sited a minimum distance of 7.5 metres from the southern boundary of the site.

The reason for the condition is :-

In the interests of the residential amenities of the occupiers of the nearby property.

5. Prior to the first occupation of the development hereby permitted (or Prior to commencement of the use hereby permitted) any access gate or gates, shall be hung to open inwards and shall be set back a minimum distance of 5 metres from the near edge of the adjoining highway carriageway. Any sidewalls / fences / hedges** adjacent to the access shall be splayed at an angle of 45 degrees from each of the (outside) gateposts to the front boundary of the site.

The reason for the condition is :-

In the interests of highway safety.

6. Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the first use hereby permitted) the vehicular access shall be constructed in accordance with the Norfolk County Council residential access construction specification for the first 5 metres into the site as measured back from the near edge of the adjacent carriageway.

The reason for the condition is :-

To ensure satisfactory access into the site.

7. Prior to the first occupation of the development hereby permitted the proposed access on-site parking turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter free from any impediment to that specific use.

The reason for the condition is :-

To ensure the permanent availability of the parking and manoeuvring area, in the interests of highway safety.

8. Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

The reason for the condition is :-

In the interests of highway safety.

9. Prior to the occupation of the dwelling hereby permitted the existing (southern vehicular access to Filby Lane shall be fully stopped up in accordance with details to be submitted to and approved in writing with the local planning authority and such works shall be completed prior to any work commencing on the dwelling hereby permitted and thereafter maintained in accordance with such details.

The reason for the condition is :-

In the interests of highway safety.

10. REASON FOR APPROVAL OF THE APPLICATION :-

The proposals meet the criteria for new housing development set out in Policies HOU7 of the adopted Great Yarmouth Borough-wide Local Plan

Date: 20th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0669/F**

Submitted :- 30th August 2005

Development at :-

5 King Georges Avenue
Rollesby
Great Yarmouth

For :-

Erection of single storey rear
and side extensions and
erection of 1.8m high fence to
boundary

Agent :-

Mr S C Tate
5 King Georges Avenue
Rollesby
Great Yarmouth
NR29 5EN

Applicant :-

Mr S C Tate
5 King Georges Avenue
Rollesby
Great Yarmouth
NR29 5EN

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than five years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. Notwithstanding the details indicated on the proposed site layout plan, the 1.8 metre high fence hereby permitted shall be set back 900mm from the back edge of the adjacent public footway and retained in that position thereafter.

The reason for the condition is :-

For the avoidance of doubt and in the interests of the visual amenities of the locality.

3. No development shall take place until details of the type of fence to be erected and the finish to be applied thereto have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

The reason for the condition is :-

To enable the Local Planning Authority to retain control over the development in the interests of the visual amenities of the locality.

4. No gate, if installed, shall open outwards over the highway boundary.

The reason for the condition is :-

In the interests of highway/pedestrian safety.

5. Within three months of the date of this permission or such other period agreed in writing with the Local Planning Authority a scheme of hedge planting for the area lying between the fence hereby permitted and the public footway shall be submitted for the approval of the Local Planning Authority. The scheme shall include details of size, species and spacing of plants and arrangements for their protection and maintenance. It shall be completed within the first planting season following the erection of the fence and shall make provision for replanting where failures or damage occur within a period of five years from the date of planting.

The reason for the condition is :-

In the interests of the visual amenities of the locality.

6. REASON FOR APPROVAL OF THE APPLICATION :-

The Borough Council considers that, subject to the above conditions, the proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-Wide Local Plan.

Date: 18th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0673/CU**

Submitted :- 30th August 2005

Development at :-

13A Southtown Road
Great Yarmouth
Norfolk

For :-

Change of use from living
room accommodation to
storeroom at first floor level

Agent :-

Mr Paul Smith
10 Caledonian Way
Belton
Great Yarmouth
Norfolk NR31 9PQ

Applicant :-

Mr C Boonsom
Thai Cottage
13A Southtown Road
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions.

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. REASON FOR APPROVAL OF THE APPLICATION :-

In the interest of improving the facilities for the premises.

Date: 20th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0674/F**

Submitted :- 31st August 2005

Development at :-

East Quay
South Denes Road
Great Yarmouth
Norfolk

For :-

Relocate weighbridge, install
concrete wall at north end,
reposition fence and gates at
south end.

Agent :-

J A Saddington
Great Yarmouth Port Authority
20/21 South Quay
Great Yarmouth, Norfolk

Applicant :-

J A Saddington
Great Yarmouth Port Authority
20/21 South Quay
Great Yarmouth, Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No part of the proposed structure shall overhang or encroach upon highway land and no door shall open outwards over the public footway.

The reason for the condition is :-

To prevent obstruction of the footway in the interests of highway safety.

3. Prior to the installation of the chainlink fencing details of the surfacing of the footway shall be submitted for the approval of the Local planning Authority of the surfacing of the footpath and all works shall be carried out in accordance with such details as may be agreed and thereafter maintained in accordance with the approved details.

The reason for the condition is :-

To ensure the provision of a satisfactory footway as precise details have not been submitted as part of the application.

4. A minimum clearance of 1.8 metres shall be maintained between the proposed fence or concrete wall and the edge of the highway carriageway.

The reason for the condition is :-

In the interests of highway safety.

5. The proposed access gates shall be set back a minimum distance of 7.5 metres from the edge of the adjacent carriageway and shall be hung to open inwards only.

The reason for the condition is :-

To enable vehicles to stand clear of the highway carriageway whilst the gates are being opened or closed in the interests of highway safety.

6. NOTES - Please read the following notes carefully:-

The applicant's attention is drawn to the following comments from the Environment Agency:-

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, prior written consent of the Agency is required for any proposed works or structures in, under, over or within 9 metres of the top of the bank of the main river (Yare).

Date: 21st October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0686/F**

Submitted :- 7th September 2005

Development at :-

Land Adjacent to 'Sherwood'
Filby Heath
Filby
Great Yarmouth NR29 3JG

For :-

One - Two storey house and
double garage

Agent :-

T P Planning Ltd
Ashlee, Methwold Road
Whittington
Downham Market
PE33 9RX

Applicant :-

Mr & Mrs Rose
43 St Nicholas Drive
Caister
Great Yarmouth
Norfolk NR30 5QT

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. The application site is outside any area defined in the adopted Norfolk Structure Plan and Great Yarmouth Borough-Wide Local Plan where residential development might be permitted. Outside these defined areas Policy H8 of The Structure Plan and Policy HOU10 of the Borough-Wide Plan only permits the erection of a new dwellings if they are required in connection with either agriculture, forestry, organised recreation or the expansion of an existing institution. In such cases it must be demonstrated that the new dwellings are essential in the interests of agriculture or good management and the proposal must have the support of a suitably qualified independent appraisor. In this case, the evidence that has been put forward in respect of the need for the dwelling is insufficient to justify a departure from national and local policies designed to protect the countryside.
2. Policy NNV7 of the Great Yarmouth Borough-Wide Local Plan states that outside areas defined in the proposals map as being of landscape interest there is a continuing need to protect the countryside as a natural and non renewable resource. The proposal is contrary to this policy in that the Borough Council considers that the erection of a dwelling in the location proposed would consolidate a small isolated area of development in open countryside out of keeping with the rural character of the area.

Date: 17th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0704/F**

Submitted :- 12th September 2005

Development at :-

Buttonwick
Mautby Lane
Mautby
Great Yarmouth NR29 3EJ

For :-

Change of use of outbuilding
to garden kitchen, erect poly
tunnel at rear of garden

Agent :-

Mrs D Travis
Buttonwick
Mautby Lane
Mautby
Great Yarmouth NR29 3EJ

Applicant :-

Mrs D Travis
Buttonwick
Mautby Lane
Mautby
Great Yarmouth NR29 3EJ

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The use of the outbuilding hereby permitted as a garden kitchen shall be carried on by Mrs D Travis and no other person without the prior written consent of the Local Planning Authority.

The reason for the condition is :-

To enable the Local Planning Authority to retain control over the use of the premises.

2. When the premises cease to be occupied by Mrs D Travis or at the end of five years whichever shall first occur, the use hereby permitted shall cease and the poly tunnel at the rear of the property shall be removed. Unless on or before the expiry of the permission application has been made for the extension of the period of permission and such application is approved by the Local Planning Authority.

The reason for the condition is :-

In order to retain control over the use of the site until the effects of the proposal have been experienced.

3. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for the provision of providing employment generating possibilities in the rural area set out in Policy EMP17 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 20th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0732/F**

Submitted :- 20th September 2005

Development at :-

3 Redwood Court
Ormesby St Margaret
Great Yarmouth
Norfolk

For :-

Conversion of loft space to
provide 2 additional bedrooms
and installation of roof
lights

Agent :-

Mrs H Boneveld
3 Redwood Court
Ormesby St Margaret
Great Yarmouth
Norfolk

Applicant :-

Mrs H Boneveld
3 Redwood Court
Ormesby St Margaret
Great Yarmouth
Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. Policy HOU18 of the Great Yarmouth Borough-Wide Local Plan (adopted by the Borough Council on 23rd February 2001) states that extensions and alterations to dwellings will be permitted where the proposal:
 - (i) is in keeping with the design of the existing dwelling and the character of the area;
 - (ii) would not significantly affect the amenities of any neighbouring dwelling; and,
 - (iii) would not result in over-development of the site.

The proposal is contrary to criterion (ii) of this policy in that the creation of first floor rooms together with the consequent roof lights would introduce a degree of overlooking of adjacent private garden areas which was absent from the original design concept of this development. Consequently, an unacceptable element of unneighbourliness and lowering of standards would result.

Date: 19th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0733/F**

Submitted :- 20th September 2005

Development at :-

2 Redwood Court
Ormesby St Margaret
Great Yarmouth
Norfolk

For :-

Conversion of loft space to
provide 2 additional bedrooms
& installation of roof lights

Agent :-

Mr J Smith
2 Redwood Court
Ormesby St Margaret
Great Yarmouth
Norfolk

Applicant :-

Mr J Smith
2 Redwood Court
Ormesby St Margaret
Great Yarmouth
Norfolk

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been refused for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1. Policy HOU18 of the Great Yarmouth Borough-Wide Local Plan (adopted by the Borough Council on 23rd February 2001) states that extensions and alterations to dwellings will be permitted where the proposal:
 - (i) is in keeping with the design of the existing dwelling and the character of the area;
 - (ii) would not significantly affect the amenities of any neighbouring dwelling; and,
 - (iii) would not result in over-development of the site.

The proposal is contrary to criterion (ii) of this policy in that the creation of first floor rooms together with the consequent roof lights would introduce a degree of overlooking of adjacent private garden areas which was absent from the original design concept of this development. Consequently, an unacceptable element of unneighbourliness and lowering of standards would result.

Date: 19th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth

THE BOROUGH OF GREAT YARMOUTH

Town and Country Planning Act 1990

PLANNING PERMISSION

Part 1 - Particulars of Application

Reference No :- **06/05/0739/F**

Submitted :- 21st September 2005

Development at :-

11 Burnet Road
Bradwell
Great Yarmouth
Norfolk NR31 8SL

For :-

Conservatory

Agent :-

Mr & Mrs Bell
11 Burnet Road
Bradwell
Great Yarmouth
Norfolk NR31 8SL

Applicant :-

Mr & Mrs Bell
11 Burnet Road
Bradwell
Great Yarmouth
Norfolk NR31 8SL

Part 2 - Particulars of Decision

The Great Yarmouth Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that permission has been granted for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

The reason for the condition is :-

Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

2. REASON FOR APPROVAL OF THE APPLICATION :-

The proposal meets the criteria for domestic additions set out in Policy HOU18 of the adopted Great Yarmouth Borough-wide Local Plan.

Date: 17th October 2005

Head of Planning & Development
Maltings House, Malthouse Lane, Gorleston, Great Yarmouth